

091.0

0008

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

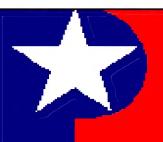
527,500 / 527,500

USE VALUE:

527,500 / 527,500

ASSESSED:

527,500 / 527,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		ROCKLAND AVE, ARLINGTON

**OWNERSHIP**

Unit #:	
Owner 1:	GILBERT VANCE/DILL DEBORAH
Owner 2:	
Owner 3:	

Street 1: 17 ROCKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MC DONALD ELSIE -

Owner 2: -

Street 1: 17 ROCKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 3,468 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3468		Sq. Ft.	Site		0	70.	1.51	5									366,827						366,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3468.000	160,700		366,800	527,500			59037
							GIS Ref		
							GIS Ref		
							Insp Date		
							04/09/09		

**PREVIOUS ASSESSMENT**

Parcel ID								
091.0-0008-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	160,700	0	3,468.	366,800	527,500	527,500
2019	101	FV	146,900	0	3,468.	372,100	519,000	519,000
2018	101	FV	146,900	0	3,468.	277,700	424,600	424,600
2017	101	FV	146,900	0	3,468.	251,500	398,400	398,400
2016	101	FV	146,900	0	3,468.	241,100	388,000	388,000
2015	101	FV	146,100	0	3,468.	204,400	350,500	350,500
2014	101	FV	146,100	0	3,468.	193,900	340,000	340,000
2013	101	FV	146,100	0	3,468.	184,500	330,600	330,600

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
MC DONALD ELSIE		32154-237		12/19/2000	Family		285,500	No	No		
MC DONALD SAMUE		31680-13		8/3/2000	Family			No	No	4	
		8129-32		1/1/1901				No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2001	12	Alterati	4,200	C				NEW DOORS/WINDOWS-

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/9/2009	Measured	197	PATRIOT
3/26/2001	MLS	MM	Mary M
3/14/2000	Meas/Inspect	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:								
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1 - Concrete				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:												
Sec Wall:	%																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: yellow				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1954	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>								<b>RESIDENTIAL GRID</b>					
Avg Ht/FL: STD				Location:													
Prim Int Wall: 1 - Drywall				Total Units:													
Sec Int Wall:	%			Floor:													
Partition: T - Typical				% Own:													
Prim Floors: 4 - Carpet				Name:													
Sec Floors:	%			<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Bsmnt Flr: 14 - Asphalt Tile				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL						
Subfloor:				Functional:		%	Interior:	1	5	2							
Bsmnt Gar: 1				Economic:		%	Additions:										
Electric: 3 - Typical				Special:		%	Kitchen:										
Insulation: 2 - Typical				Override:		%	Baths:										
Int vs Ext: S							Plumbing:										
Heat Fuel: 1 - Oil							Electric:										
Heat Type: 3 - Forced H/W							Heating:										
# Heat Sys: 1							Totals	1	5	2							
% Heated: 100		% AC:															
Solar HW: NO		Central Vac:	NO														
% Com Wall		% Sprinkled:															
<b>MOBILE HOME</b>				Make:			Model:			Serial #:		Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 091-0-0008-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			